

## WARRANTY DEED

This deed of conveyance this day made by the undersigned, THOMAS R. CLIFTON and wife, MARGARET S. CLIFTON, hereinafter referred to as the GRANTORS, and TDE, L.P., A MISSISSIPPI LIMITED PARTNERSHIP, hereinafter referred to as the GRANTEE, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the GRANTEE to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, the GRANTORS do hereby and by these presents sell, convey, and warrant unto the GRANTEE, an undivided One Hundred percent (100%) interest in the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

TRACT I:

The South Half of Section Twenty Seven (27), Township Three (3) South, Range Eight (8) West, less and except 3 acres, in the shape of a rectangle, situated in the extreme Southeast corner of the Southeast Quarter of said Section 27, which excepted lands are 70 yards in a North and South direction and 310 yards in an East and West direction.

TRACT II:

The South Half of Section Twenty Eight (28), Township Three (3) South, Range Eight (8) West, less and except 36 $\frac{1}{4}$  acres, more or less, of the Southwest Quarter of said Section which lie North of Mussacuna Creek and which excepted lands are described by deed from Julia F. Weissinger, et al, to E. W. Smith, dated September 2, 1897, and of record in Book 9, Page 386, of the Deed Records of DeSoto County, Mississippi.

STATE MS.-DESOTO CO. *fk*  
FILED

DEC 22 8 34 AM '97

BK 326 PG 579  
W.E. DAVIS CH. CLK.

TRACT III:

The Northwest Quarter of Section Thirty Four (34), Township Three (3), Range Eight (8) West, less and except 10 acres in a strip of even width off of the East end of said Quarter Section.

TRACT IV:

0.45 acres situated in the Southwest Quarter of Section Twenty Six (26), Township Three (3), Range Eight (8) West, and more particularly described as follows: Beginning at an iron pin that is 712 feet South of the Northwest corner of said Quarter Section; thence North 76 degrees 48 minutes East 149.3 feet to an iron pin in the West right of way of Robertson Gin Road (80 feet wide); thence Southwesterly along said right of way 397.8 feet to a point in the West line of said Section; thence North 5 degrees 30 minutes West along said Section line 337.2 feet to the point of beginning and with said lands being shown by survey plat of J.E. Lauderdale, C. E. dated June 16, 1962.

And said lands contain in the aggregate 750 acres, more or less, and being the identical property conveyed by Caffey Robertson to Thomas R. Clifton by Deed recorded in Deed Book 77, Page 89, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, including but not limited to Easements granted to DeSoto County, Mississippi, by instruments recorded in Deed Book 50, Page 70, and Deed Book 22, Page 559, to Easements granted to Mississippi Power and Light Company for electrical circuit purposes as shown by instruments of record in Deed Book 50, Page 117, and Deed Book 25, Page 561; to subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character including, but not limited to, oil, gas, sand and gravel in, on and under the subject property including but not limited to a reservation by Evelyn E. Denham of one-half (1/2) of the mineral rights in and to said lands in Section 26 as reserved by deed from her dated October 16, 1944, and

of record in Deed Book 31, Page 350, all in the office of the Chancery Clerk of DeSoto County, Mississippi; any unrecorded rights of way or easements and any discrepancies, conflicts, encroachments or shortages in the area and boundaries which a correct survey and/or inspection would show and to a perpetual flowage easement held by the United States of America on 505.3 acres, more or less, as shown by instrument dated December 9, 1942, of record in Deed Book 30, Page 316.

Taxes and assessments against said property for the year 1997 shall be paid by the GRANTORS and all taxes and assessments for all subsequent years are hereby excepted from the foregoing covenant of warranty.

Margaret S. Clifton, the wife of Thomas R. Clifton, joins herein for the sole purpose of conveying any and all interest which she might have in said real property, including but not limited to homestead rights.

Possession shall be given upon delivery of this deed.

Witness the signature of the GRANTORS on this the 29<sup>th</sup> day of December, 1997.

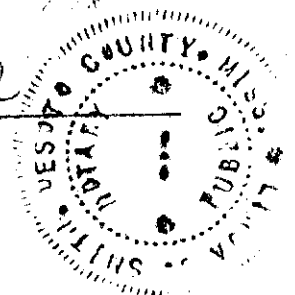
  
THOMAS R. CLIFTON

  
MARGARET S. CLIFTON

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this the 22<sup>nd</sup> day of December, 1997, within my jurisdiction, the within named Thomas R. Clifton and Margaret S. Clifton, who acknowledged that they executed the above and foregoing instrument.

Linda B. Smith  
NOTARY PUBLIC



My Commission Expires:

2-14-2000

(SEAL)

## GRANTORS' ADDRESS:

2047 Clifton Road  
Hernando, Mississippi 38632  
Home Tel. No.: 601-429-9625  
Work Tel. No.: 601-429-7029

## GRANTEE'S ADDRESS:

2047 Clifton Road  
Hernando, Mississippi 38632  
Home Tel. No.: None  
Work Tel. No.: 601-429-7029

## Indexing Instructions:

Tract I: Record in SE $\frac{1}{4}$  and SW $\frac{1}{4}$  Sec. 27, T3S, R8W.  
Tract II: Record in SE $\frac{1}{4}$  and SW $\frac{1}{4}$  Sec. 28, T3S, R8W.  
Tract III: Record NW $\frac{1}{4}$  Sec. 34, T3, R8W.  
Tract IV: Record SW $\frac{1}{4}$  Sec. 26, T3, R8W.

No title search rendered by preparer of deed.

Prepared by:  
Linda B. Smith  
7911 Hwy 306  
Coldwater, MS 38618  
601-433-4300